

1 BILL NO. R-83-08-33

2 RESOLUTION NO. R- 50-83

3 A RESOLUTION FINDING, DETERMINING  
4 AND RATIFYING AN INDUCEMENT RESOLUTION  
5 OF THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
6 AUTHORIZING THE ISSUANCE AND SALE OF  
7 \$800,000.00 ECONOMIC REVENUE BONDS OF THE  
8 CITY OF FORT WAYNE, INDIANA,  
9 FOR THE PURPOSE OF INDUCING THE APPLICANT,  
10 EAST WAYNE STREET PARTNERSHIP  
11 TO PROCEED WITH THE ACQUISITION  
12 CONSTRUCTION AND EQUIPPING OF THE PROJECT.

13 WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is  
14 authorized by I.C. Sec. 36-7-12 (the "Act") to issue revenue  
15 bonds for the financing of economic development facilities, the  
16 funds from said financing to be used for the acquisition,  
17 construction and equipping of said facilities, and said facili-  
18 ties to be either sold or leased to another person or directly  
19 owned by another person; and

20 WHEREAS, East Wayne Street Partnership (the "Applicant") has  
21 advised the Fort Wayne Economic Development Commission and the  
22 Issuer that it proposes that the Issuer acquire and equip an econo-  
23 mic development facility and sell and/or lease the same to the  
24 Applicant or loan proceeds of an economic development financing to  
25 the Applicant for the same, said economic development facility to  
26 be approximately 10,000 square feet of improvements consisting of a  
27 conventional brick and glass, one-story medical office building,  
28 together with a finished basement serving as an integrated portion  
29 of the facilities located at 333 East Wayne Street, Fort Wayne,  
30 Indiana (northeast corner of East Wayne Street and Barr Street),  
31 the equipping of same and costs of issuance (the "Project"); and

32 WHEREAS, the diversification of industry and an increase in  
4 jobs to be achieved by acquisition and construction and  
equipping of the Project will be of public benefit to the health,  
safety and general welfare of the Issuer and its citizens; and

WHEREAS, having received the advice of the Fort Wayne

1 Economic Development Commission, it would appear that the  
2 financing of the Project would be of public benefit to the  
3 health, safety and general welfare of the Issuer and its  
4 citizens; and

5 WHEREAS, the acquisition and construction of the faci-  
6 lity will not have an adverse effect on any similar facility  
7 already constructed or operating in or about Fort Wayne,  
8 Indiana.

9 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
10 THE CITY OF FORT WAYNE, INDIANA:

11 SECTION 1. The Common Council finds, determines, rati-  
12 fies and confirms the promotion of diversification of economic  
13 development and job opportunities in and near Fort Wayne,  
14 Indiana and in Allen County, is desirable to preserve the  
15 health, safety and general welfare of the citizens of the  
16 Issuer; and that it is in the public interest that Fort Wayne  
17 Economic Development Commission and said Issuer take such action  
18 as it lawfully may to encourage diversification of industry and  
19 promotion of job opportunities in and near said Issuer.

20 SECTION 2. The Economic Development Commission in  
21 recommending the project, found specifically that the project  
22 will not have an adverse competitive effect on similar facilities  
23 already constructed or operating in Allen County, Indiana, and  
24 the Common Council has also held a hearing and specifically finds  
25 that the project will not have an adverse competitive effect on  
26 similar facilities already constructed or operating in Allen  
27 County, Indiana.

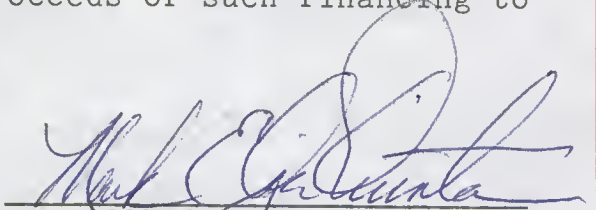
28 SECTION 3. The Common Council further finds, deter-  
29 mines, ratifies and confirms that the issuance and sale of reve-  
30 nue bonds in an amount not to exceed \$800,000.00 of the Issuer  
31 under the Act for the acquisition, construction and equipping of  
32 the Project and the sale or leasing of such a financing to the




1 Applicant for such purposes will serve the public purpose  
2 referred to above, in accordance with the Act.

3 SECTION 4. In order to induce the Applicant to proceed  
4 with the acquisition, construction and equipping of the Project,  
5 the Common Council hereby finds, determines, ratifies and con-  
6 firms that (i) it will take or cause to be taken such actions  
7 pursuant to the Act as may be required to implement the afore-  
8 said financing, or as it may deem appropriate in pursuance  
9 thereof, provided that all of the foregoing shall be mutually  
10 acceptable to the Issuer and the Applicant; and (ii) it will  
11 adopt such ordinances and resolutions and authorize the execu-  
12 tion and delivery of such instruments and the taking of such  
13 action as may be necessary and advisable for the authorization,  
14 issuance and sale of said economic development bonds.

15 SECTION 5. All costs of the Project incurred after the  
16 passage of this Inducement Resolution, including disbursement or  
17 repayment of the Applicant of monies expended by the Applicant  
18 for planning, engineering, interest paid during construction,  
19 underwriting expenses, attorney and bond counsel fees, acquisi-  
20 tion, construction and equipping of the Project will be per-  
21 mitted to be included as part of the bond issue to finance said  
22 Project, and the Issuer will thereafter either sell or lease the  
23 same to the Applicant or loan the proceeds of such financing to  
24 the Applicant for the same purposes.

25   
26 COUNCILMAN

27 APPROVED AS TO FORM AND  
28 LEGALITY.

29   
30 John J. Wernet, Attorney for the  
31 Economic Development Commission  
32 Dated this 20th day of Aug., 1983

Read the first time in full and on motion by GiaQuinta, seconded by Stew, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., E.S.T.

DATE: 8-9-83

Sandra E. Kennedy  
CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stew, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

|                    | <u>AYES</u> | <u>NAYS</u> | <u>ABSTAINED</u> | <u>ABSENT</u> | <u>TO-WIT:</u> |
|--------------------|-------------|-------------|------------------|---------------|----------------|
| <u>TOTAL VOTES</u> | <u>9</u>    | _____       | _____            | _____         | _____          |
| <u>BRADBURY</u>    | <u>✓</u>    | _____       | _____            | _____         | _____          |
| <u>BURNS</u>       | <u>✓</u>    | _____       | _____            | _____         | _____          |
| <u>EISBART</u>     | <u>✓</u>    | _____       | _____            | _____         | _____          |
| <u>GiaQUINTA</u>   | <u>✓</u>    | _____       | _____            | _____         | _____          |
| <u>SCHMIDT</u>     | <u>✓</u>    | _____       | _____            | _____         | _____          |
| <u>SCHOMBURG</u>   | <u>✓</u>    | _____       | _____            | _____         | _____          |
| <u>SCRUGGS</u>     | <u>✓</u>    | _____       | _____            | _____         | _____          |
| <u>STIER</u>       | <u>✓</u>    | _____       | _____            | _____         | _____          |
| <u>TALARICO</u>    | <u>✓</u>    | _____       | _____            | _____         | _____          |

DATE: 8-23-83

Sandra E. Kennedy  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~)

(~~APPROPRIATION~~) ~~ORDINANCE~~ (RESOLUTION) NO. OR-50-83

on the 23rd day of August, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy

CITY CLERK

Ray - U. E. Cook

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of August, 1983, at the hour of 11:30 o'clock PM, E.S.T.

Sandra E. Kennedy  
CITY CLERK

Approved and signed by me this 26th day of August, 1983, at the hour of 3:00 o'clock PM, E.S.T.

WIN MOSES, JR.  
WIN MOSES, JR. - MAYOR

BILL NO. R-83-08-33

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN

~~XXXXXXXXXX~~ A RESOLUTION FINDING, DETERMINING AND RATIFYING AN  
~~ORDINANCE~~  
INDUCEMENT RESOLUTION OF THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
AUTHORIZING THE ISSUANCE AND SALE OF \$800,000.00 ECONOMIC REVENUE BONDS  
OF THE CITY OF FORT WAYNE, INDIANA, FOR THE PURPOSE OF INDUCING  
THE APPLICANT, EAST WAYNE STREET PARTNERSHIP TO PROCEED WITH THE  
ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

SAMUEL J. TALARICO

DONALD J. SCHMIDT

*Mark E. Giaquinta*  
*James S. Stier*  
*Janet G. Bradbury*  
*Samuel J. Talarico*  
*D. Schmidt*

*Car carried in 8-23-7 Kennedy*



DISSENT

TITLE OF ORDINANCE Resolution

Q-83-08-33

DEPARTMENT REQUESTING ORDINANCE Economic Development Commission

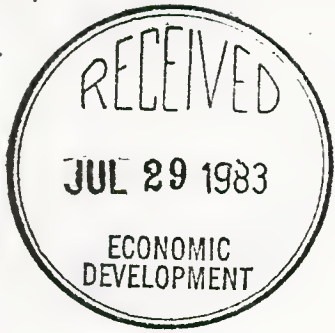
SYNOPSIS OF ORDINANCE Approximately 10,000 square feet of improvements consisting of a conventional brick and glass, one-story medical office building, together with a finished basement serving as an integrated portion of the facilities located at 333 East Wayne Street, Fort Wayne, Indiana, on application of East Wayne Street Partnership.

EFFECT OF PASSAGE Improvement of medical facilities creating approximately 4 new jobs at an annual payroll of \$60,000.00.

EFFECT OF NON-PASSAGE None of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) None.

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



APPLICATION TO  
FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
FOR "LOANS THROUGH LENDERS" PROGRAM  
FORT WAYNE, INDIANA

I. GENERAL INFORMATION

- A. Name of Applicant: EAST WAYNE STREET PARTNERSHIP
- B. Applicant's Principal Address: 630 Medical Center Building  
Fort Wayne, Indiana Telephone: (219) 424-5656
- C. Applicant's legal organization (e.g. corporation, partnership, sole proprietorship, joint venture, etc.):  
Partnership
- D. Under laws of what state is the applicant organized?:  
Indiana
- E. Business in which applicant is engaged: Applicant is engaged in the purchase, development, management and leasing of real estate.
- (1) S.I.C. Code: \_\_\_\_\_
- F. How long has applicant been in operation in Allen County?:  
February 18, 1982

II. MANAGEMENT

A. Principal Operating Personnel:

| <u>Name</u>                        | <u>Title</u>           |
|------------------------------------|------------------------|
| <u>J. Rex Parent, M. D.</u>        | <u>General Partner</u> |
| <u>Donald A. Bollheimer, M. D.</u> | <u>General Partner</u> |
| _____                              | _____                  |

- B. All persons or firms having an ownership interest of 10% or more in the applicant organization.

| <u>Name</u>                 | <u>% Ownership</u> |
|-----------------------------|--------------------|
| J. Rex Parent, M. D.        | 50%                |
| Donald A. Bollheimer, M. D. | 50%                |

- C. Persons who have either a legal interest in the applicant or a debt obligation from/to the applicant, and are a member of either the Fort Wayne Economic Development Commission, Common Council of Fort Wayne, or Allen County Council:

None

- D. Has any person listed above been convicted of a felony, or convicted of, or enjoined from any violation of a state or federal securities law within the past ten years:

Yes \_\_\_\_\_ No X

### III. PROPOSED PROJECT

- A. Briefly describe the proposed project (attach renderings if available): The proposed project will be approximately 10,000 square feet of improvements consisting of a conventional brick and glass, one-story medical office building, together with a finished basement serving as an integrated portion of the facilities.

- B. Proposed amount of bond issue: \$800,000

- C. How are the proceeds of the issue to be used (Itemize by category of expenditure):
- |                             |                  |
|-----------------------------|------------------|
| <u>Equipment</u>            | <u>\$110,000</u> |
| <u>Architect</u>            | <u>30,000</u>    |
| <u>Building</u>             | <u>600,000</u>   |
| <u>Landscaping</u>          | <u>15,000</u>    |
| <u>Legal and Accounting</u> | <u>45,000</u>    |
|                             | <u>\$800,000</u> |

- D. Additional finance sources to be used if bond issue is not sufficient to complete proposed project: \_\_\_\_\_

Additional finance sources, if required, would be provided  
by the Applicant.



E. Where is the proposed project to be located (Give both street address and legal description): 333 East Wayne Street,  
Fort Wayne, Indiana (northeast corner of East Wayne Street and Barr  
Street). See legal description of property attached hereto:

(1) Is project solely within the city limits of Fort Wayne: Yes: X No:

(2) If no, will you waive your right to remonstrate annexation: Yes:  No:

(3) Is project solely within the Fort Wayne Community School District: Yes: X No:

(4) If no, name of school district in which project is located. N/A

F. Approximate size of tract or parcel on which project will be situated:

G. Will any portion of proposed project be leased from another entity: Yes:  No: X

(1) If yes, name entity and describe portion to be leased: N/A

H. What is existing zoning classification on parcel:

M-1

I. What zoning classification does project require:

M-1

J. Are water and sewer available for access:

Yes: X No:

(1) If no, how will access to these utilities be obtained:

K. Are septic tanks or other temporary sewage treatment and disposal facilities to be used in lieu of sewer:

Yes: \_\_\_\_\_ No: X

(1) If yes, describe facility: N/A

L. Briefly describe any adverse environmental impact upon land, air, water or noise which is anticipated as a result of the proposed project: \_\_\_\_\_

None

#### IV. JOBS AND PAYROLLS -

A. Number of Employees:

(1) At time of application: 12 (includes 4 new employees)

Full Time: 12 Part Time: 0

(2) Within year of project completion: \_\_\_\_\_

Full Time: 12 Part Time: 0

(3) Within 3 years of project completion: \_\_\_\_\_

Full Time: 12 Part Time: 0

B. Briefly describe the category and nature of the new jobs to be created: \_\_\_\_\_

Nurses - 2 new positions;

Optical shop staff - 2 new positions.

C. Annual Payroll: (new jobs)

(1) At time of application: \$60,000

(2) Within year of project completion: \$60,000

(3) Within 3 years of project completion: \$60,000

D. If project is not funded by the "Loan Through Lenders" program, is there a substantial possibility of loss of existing jobs in Allen County: Yes:        No: X

(1) If yes, give number of jobs to be lost and approximate annual payroll loss:

\_\_\_\_\_

V. MISCELLANEOUS INFORMATION -

A. Applicant's net worth as of the end of the calendar quarter preceding the date of application:

See Financial Statements

B. Has the proposed project been informally reviewed by bond counsel: Yes: X No:       

(1) If yes, what is name of bond counsel firm:

Shoaff, Parker & Keegan

C. Name, address and telephone of contact person for further details on project: \_\_\_\_\_

Lawrence E. Shine

Shoaff, Parker & Keegan

2400 Fort Wayne Bank Bldg., P.O. Box 12709

Fort Wayne, Indiana 46864

(219) 424-8000

\_\_\_\_\_

\_\_\_\_\_



## VI. APPLICANT'S CERTIFICATION

I/We certify that all information in this application and attached exhibits are true and complete to the best of my/our knowledge and belief. Verification may be obtained from any source named herein.



(Signature) J. Rex Parent, M. D.

July 29, 1983

(Date)



(Signature) Donald A. Bollheimer, M. D.

## VII. EXHIBITS

- A. Applicant's Financial Statements (for past 3 years).
- B. Applicant's Two Year Income Projection.
- C. Breakdown of project costs with written estimates from contractors and suppliers.
- D. Proof of applicant's equity contribution (if any).
- E. Schedule of Applicant's existing debt and encumbered assets.
- F. Personal financial statements for each owner (if applicable).
- G. Letter of commitment from local lender for a letter of credit.

Return to:

E.D.C. Coordinator  
Department of Economic Development  
City County Building, Room 840  
One Main Street  
Fort Wayne, IN 46802

(219) 427-1127

Legal Description of Property:

Lot Number 4 in Hanna's First Addition to the Town of Fort Wayne, Indiana, according to the Plat thereof, recorded in Deed Record "B", page 447, in the Office of the Recorder of Allen County, Indiana.

Also, lots 5 and 6 and the 10 foot alley adjoining lots 5 and 6, in Hanna's First Addition to the Town of Fort Wayne, Indiana, according to the Plat thereof recorded in Deed Record "B", page 447, in the Office of the Recorder of Allen County, Indiana.



Mr. Fred Baughman  
Department of Economic Development  
City-County Building, Room 840  
One Main Street  
Fort Wayne, Indiana 46802

August 1, 1983

Re: East Wayne Street Partnership

Dear Mr. Baughman:

If an inducement resolution is granted to East Wayne Street Partnership, Peoples Trust Bank will provide a letter of credit in the amount of \$800,000 to secure the note. This commitment is being made to enable East Wayne Street Partnership to obtain a loan through the "Loans Through Lenders" program.

Sincerely,

  
Ellen M. Reinhart  
Assistant Vice President

EMR:caw





# The City of Fort Wayne

DIVISION OF LAND USE MANAGEMENT

Department of Community Development & Planning

4 August 1983

Mr. Fred Baughman, Coordinator  
Economic Development Commission  
City-County Building  
Fort Wayne, IN 46802

Re: East Wayne Street Partnership

Dear Mr. Baughman:

The property located at the northeast corner of East Wayne Street and Barr Street is zoned "M-1" - Light Industrial. A medical office building is a permitted use in an "M-1" zone.

Sincerely,

  
Gary F. Baeten  
Senior Planner

GFB:pb